Lend Lease Global Investment Plc
c/o Montagu Evans Chartered Surveyors
Premier House
44-48 Dover Street
London
W1X 4JX

Reference Code
of Application DA/97/00074/REM

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Notification of approval of Details submitted in
respect of permission granted on
under reference code DA/96/00581/REM.

TAKE NOTICE that The DARTFORD BOROUGH COUNCIL, the district planning authority under the Town and Country Planning Acts, has in pursuance of the application received on 10th February 1997

APPROVED THE DETAILS described in that application in respect of the development of land at

Bluewater Bean Road Greenhithe Kent.

and being

Application to discharge Condition 1 relating to the atrium structure, roof plant and any associated screening pursuant to Planning Permission DA/96/00581/REM relating to the east department store (Marks & Spencers).

As shown in drawing nos: BNOY MS(08)007 A01, BNOY MS (08)006 A02, BNOY MS(08)015 A02 and letter dated 17 February 1997.

SUBJECT TO THE CONDITION SPECIFIED hereunder:

01 The roof top screening shown on drawing no MS (08) 007 A01 shall be erected prior to commencement of trading from the eastern department store and shall thereafter be maintained at all times.

AND THE REASON FOR THE IMPOSITION OF THIS CONDITION IS:

01 In the interests of visual amenity.

Dated this 6th March 1997
Address: Civic Centre
Home Gardens
Dartford
Kent DA1 1DR

Signed.....
Assistant Chief Executive

DARTFORD BOROUGH COUNCIL
18 FEB 1997
PASS TO:
ACK:

MONTAGU EVANS
CHARTERED SURVEYORS

Premier House
44-48 Dover Street London W1X 4JX
Telephone: 0171-493 4002 Fax: 0171-312 7548
Fax: (Agency) 0171-312 7549
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43 Melville Street Edinburgh EH3 7JF
Telephone: 0131 225 9541 Fax: 0131-225 3677

216 West George Street Glasgow G2 2PQ
Telephone: 0141-204 2090 Fax: 0141-221 7441/8441

11 Kingsway London WC2B 6YE
Telephone: 0171-240 2444

27/32 Old Jewry London EC2R 8DQ
Telephone: 0171-606 1336 Fax: 0171 606 1556

Director of Development and Leisure
Dartford Borough Council
Civic Centre, Home Gardens
DARTFORD
Kent DA1 1DR
FAO: Sue Wright

Your Ref: DA/97/00074/REM Our Ref: JCE.AN.960/DS.1355

DARTFORD BOROUGH COUNCIL
Decision under
TOWN AND COUNTRY
PLANNING ACTS
- 6 MAR 1997
PERMISSION GRANTED

17 February 1997

Dear Sir

APPLICATION TO DISCHARGE CONDITION 1 RELATING TO THE ATRIUM STRUCTURE, ROOF PLANT AND ANY ASSOCIATED SCREENING PURSUANT TO PLANNING PERMISSION DA/96/00581/REM RELATING TO THE EAST DEPARTMENT STORE (MARKS AND SPENCERS)

BLUEWATER, BEAN ROAD, GREENHITHE, KENT

We refer to the above submission on which you have requested further comparative information regarding the previous submitted atrium details, and those now submitted for approval.

We would first point out that the detailed redesign of the atrium structure makes a straightforward comparison of the relative heights of the two designs difficult to undertake. The maximum height of the overall structure has been reduced from 27.212m (above datum) [old parapet level] to 26.750m [top of monopitch glazing]. However, more importantly the redesign has strengthened the role of the cornice line which now becomes the dominant feature at upper level. Above the cornice line the structure is glazed and so will reflect the sky, again re-enforcing the cornice line as the top edge of the building. The old cornice line was set at 26.380m and the redesign has now achieved a reduction to 25.390m. These levels are shown on the attached section, submitted for illustrative purposes.

We are therefore confident that in visual terms the redesign achieves a significant apparent

D H Taylor BSc FRICS, N J R Braybrook FRICS IRRV, J R Clark FRICS, G M Skelcey BSc FRICS, C C Campbell FRICS, R F Durman FRICS, J B Hermiston FRICS DIP TP MRTPI, W C O' Hara FRICS, C A Riding FRICS, R G Thomas MA BSc ARICS, J P A Forsyth BSc FRICS, J C Pagella BSc FRICS, M J Kerr LLB ARICS, S L Thomas BSc FRICS, T P Watkins BSc FRICS, C M M Whyte BSc FRICS, S R W Harris BSc FRICS, P T H Lowrie FRICS DIP PROP INV, N P How BSc FRICS, A J Simmonds BSc FRICS, R D Harvey ARICS, K J Mitchell BSc ARICS, J T Bailey, R P Posner BA (ECON), G S Davey BSc ARICS, S J Waugh BSc ARICS, R M Phillpotts FRICS IRRV MBIFM, Lynne Evans MA ARICS MRTPI, P J Mason ARICS IRRV, R J Cohu BSc ARICS, A R McRitchie FRICS IRRV, D A M Reid BA ARICS MRTPI, R P Woodman BSc M PHIL MRTPI
Associates N R Amos BSc ARICS, N P Law BSc ARICS IRRV, M A C Higgin BSc ARICS, I J Michie BSc ARICS MRTPI, J D Patmore, M Drummond BSc M PHIL MRTPI, Vicky L Horsburgh BA DIPTP ARICS MRTPI, G Howes BSc ARICS, C P Reis ARICS, Claire S Treanor BSc ARICS, M J Whitfield BSc ARICS, P J Woods BSc ARICS, M J Tracey BSc ARICS, J G Anderson BSc ARICS, G C Essex BSc ARICS, M M Brackley BSc ARICS, I S Clark BSc ARICS, T J Earl BSc ARICS, R L Gardner BSc ARICS
Head of Research S R Ross BA MRTPI
Partnership Secretary S M Wilson B COM CA (NZ) ACCA

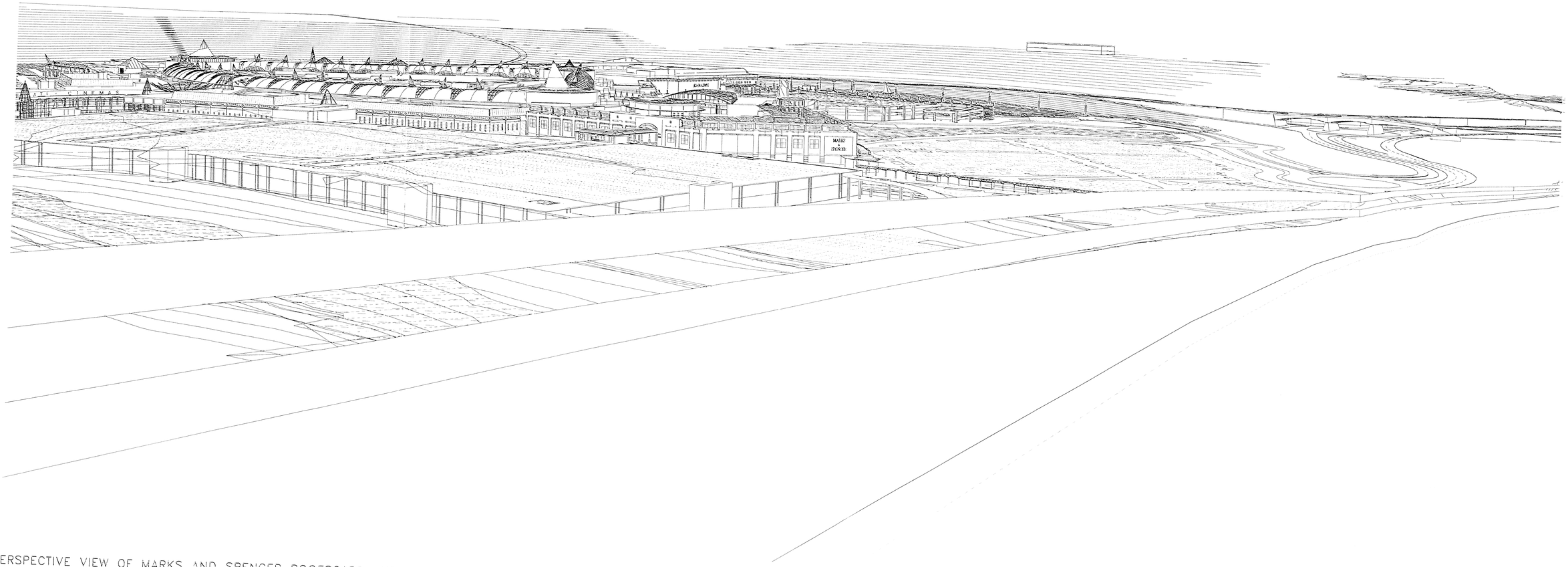
reduction in height. We trust this explains the position adequately but please do not hesitate to contact Lynne Evans at this office or Mike Hassnip at Benoys to discuss further.

Yours faithfully

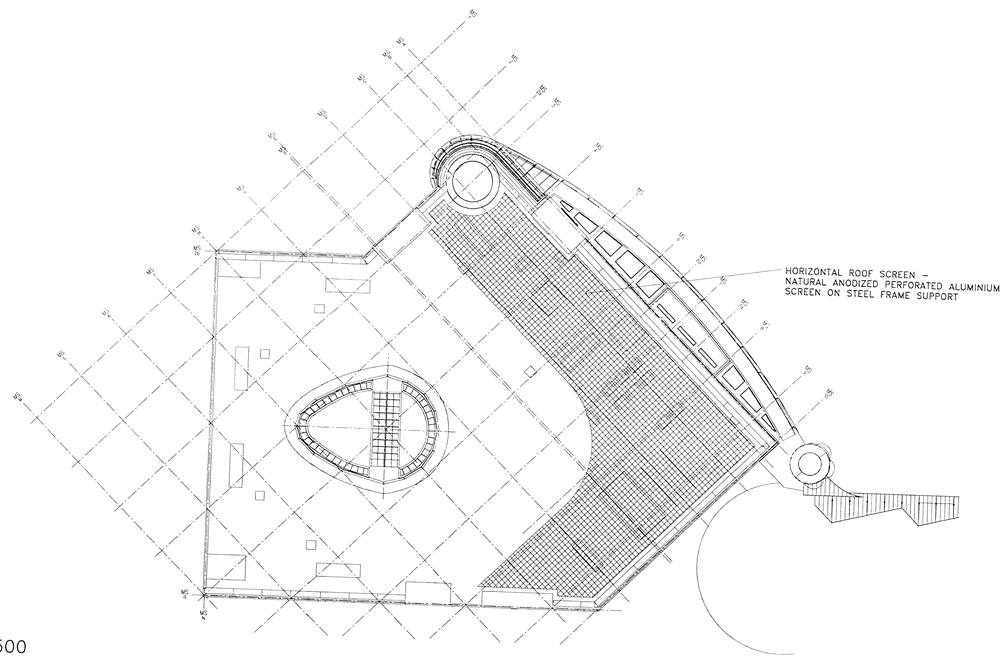
Montagu Evans.

MONTAGU EVANS

cc: Lend Lease Global Investment
M Hassnip, Benoy



ERSPECTIVE VIEW OF MARKS AND SPENCER ROOFSCAPE AND ATRIUM
IEW FROM WATLING STREET BRIDGE



F PLAN 1:500

DA/97/0274/REM

DARTFORD BOROUGH COUNCIL
RECEIVED
10 FEB 1997
PASS TO
ACK

DARTFORD BOROUGH COUNCIL
DECISION UNDER
TOWN AND COUNTRY
PLANNING ACTS
– 6 MAR 1997
PERMISSION GRANTED

Rev	Description	Checked	Date

Dimensions to be verified on site
Figured dimensions to be adhered to these scales
Any errors disclosed on this drawing are for guidance only
No responsibility is taken for them

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Project
Bluewater
KENT

Consultant
BENOY
ARCHITECTS & DESIGN CONSULTANTS

Drawing Title
MARKS & SPENCER
RESERVED MATTERS
SUBMISSION –
ROOFSCAPE

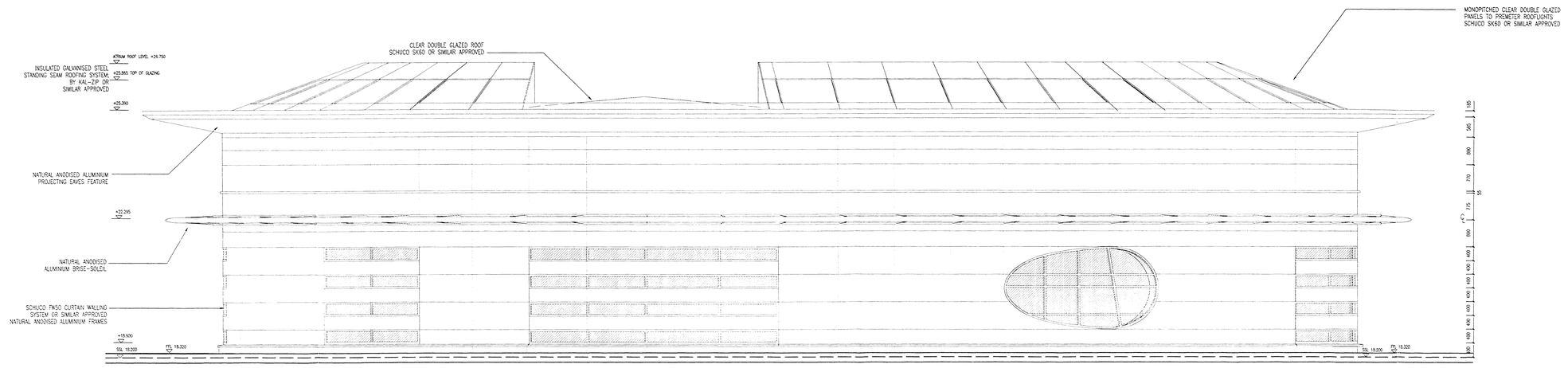
Drawing No.	Revision
BNOY MS(08)007	A01

Scale	Date
NTS	31.01.97
Computer File No.	Project No.
BMS08007.DGN	9630T
Drawn By	Checked By
AAR	MJH
Reviewed by Benoy Ltd	Approved By

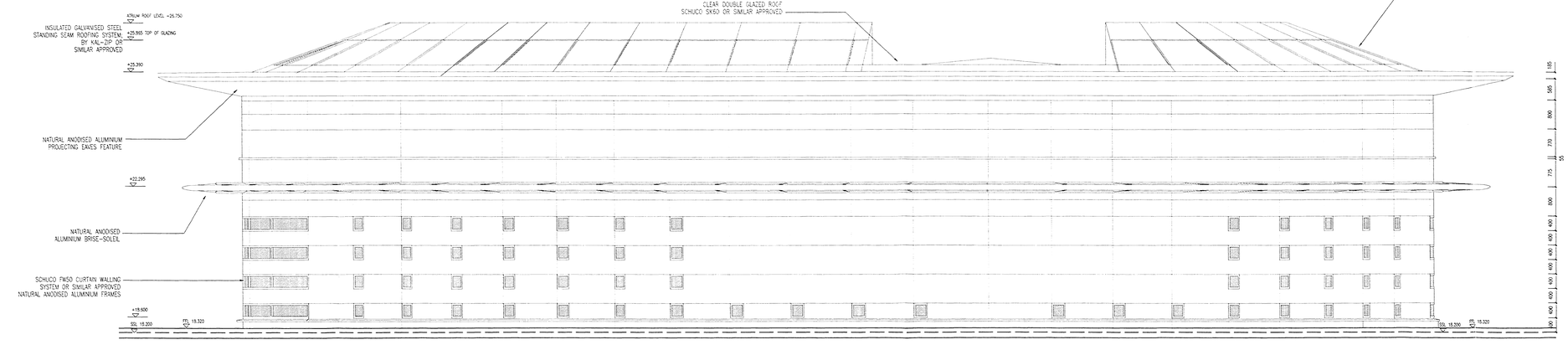
Client
Lend Lease

RESERVED MATTERS SUBMISSION

dgn Feb. 03, 1997 10:40:55 AA BENOY Ltd

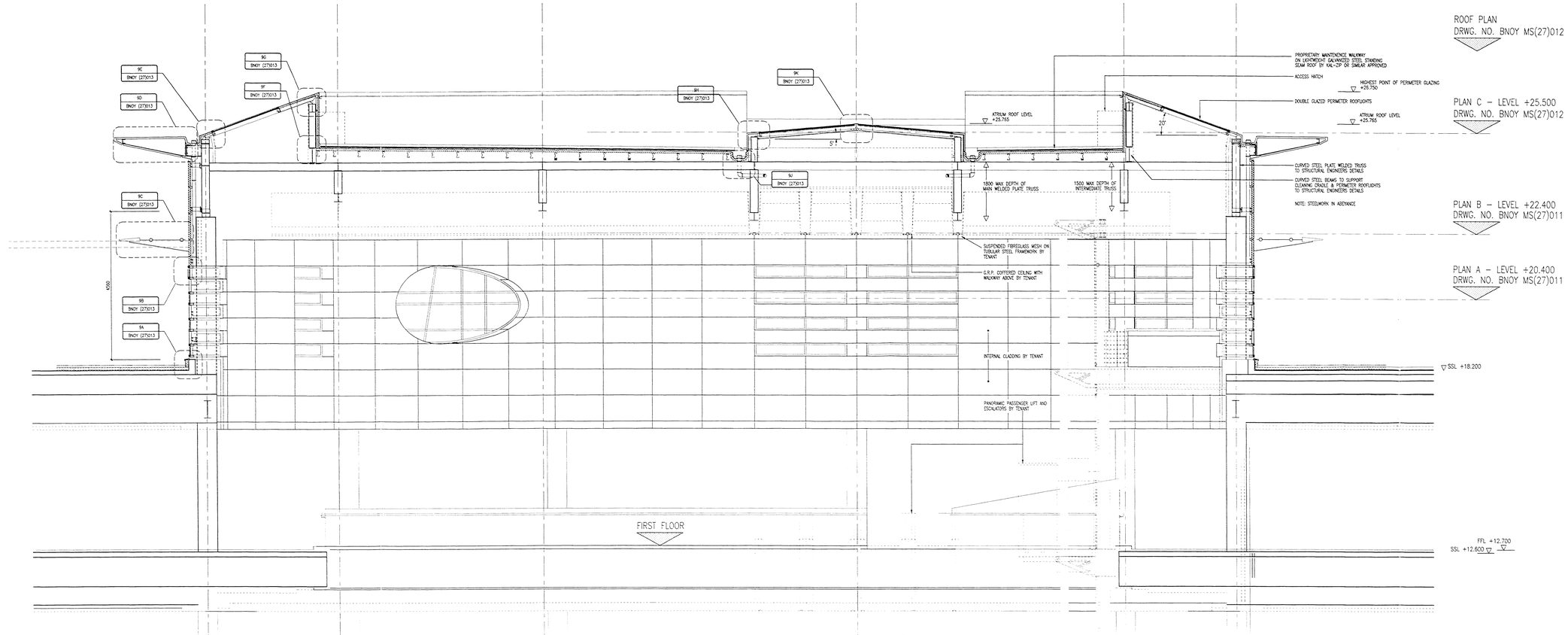


NORTH ELEVATION

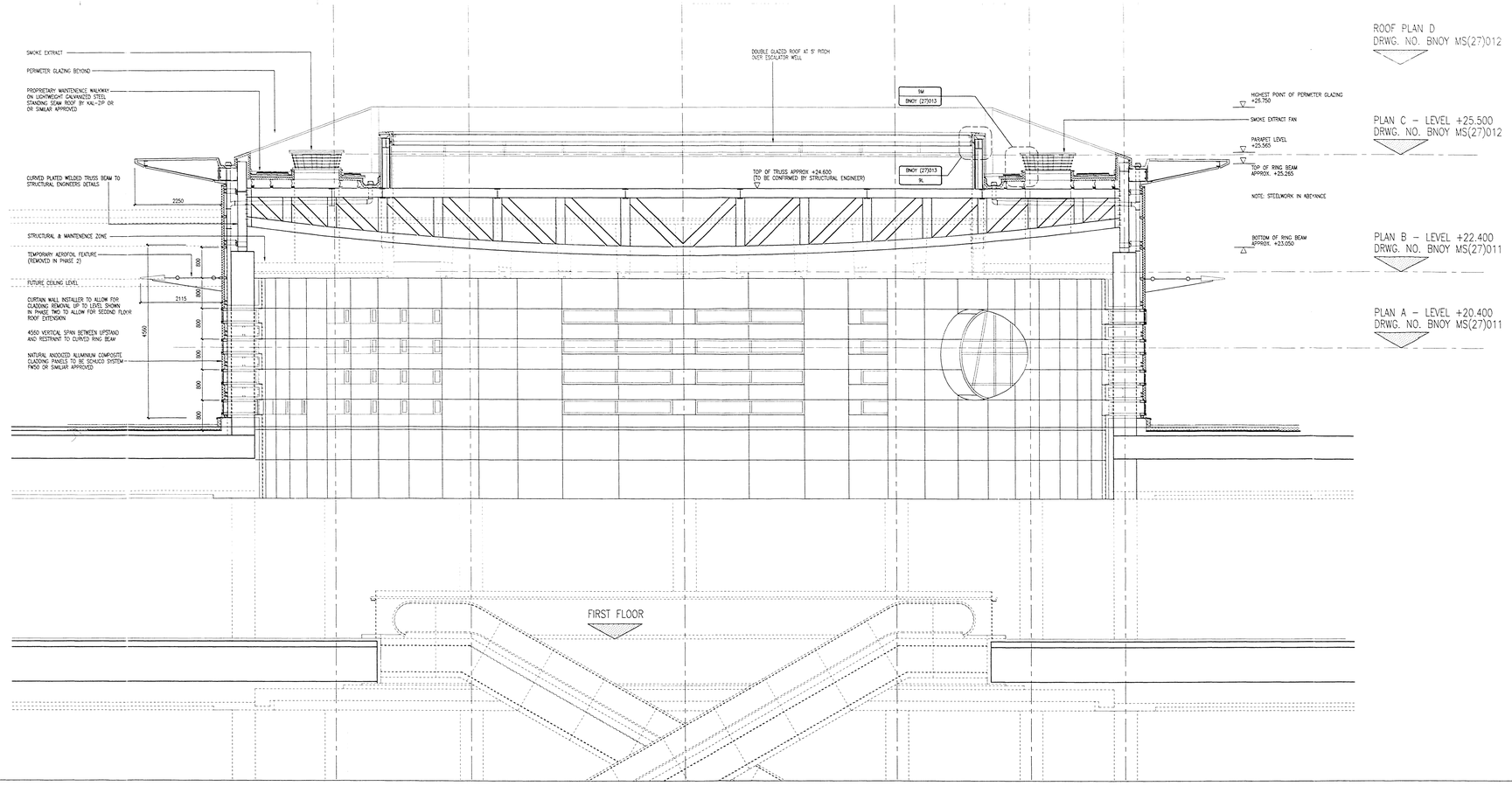


SOUTH ELEVATION

REVISED MATTERS SUBMISSION


9C BNOY (27)013
9F BNOY (27)013
9E BNOY (27)013
9D BNOY (27)013
9H BNOY (27)013
9K BNOY (27)013
9J BNOY (27)013
9C BNOY (27)013
9B BNOY (27)013
9A BNOY (27)013
4350
5°
20°
ATRIUM ROOF LEVEL ▽ +25.765
ATRIUM ROOF LEVEL ▽ +25.765
PROPRIETARY MAINTENENCE WALKWAY ON LIGHTWEIGHT GALVANIZED STEEL STANDING SEAM ROOF BY KAL-ZIP OR SIMILAR APPROVED
ACCESS HATCH
HIGHEST POINT OF PERIMETER GLAZING ▽ +26.750
DOUBLE GLAZED PERIMETER ROOFLIGHTS
CURVED STEEL PLATE WELDED TRUSS TO STRUCTURAL ENGINEERS DETAILS
CURVED STEEL BEAMS TO SUPPORT CLEANING CRADLE & PERIMETER ROOFLIGHTS TO STRUCTURAL ENGINEERS DETAILS
NOTE: STEELWORK IN ASSYANCE
1500 MAX DEPTH OF MAIN WELDED PLATE TRUSS
1500 MAX DEPTH OF INTERMEDIATE TRUSS
SUSPENDED FIBREGLASS MESH ON TUBULAR STEEL FRAMEWORK BY TENANT
G.R.P. COFFERED CEILING WITH WALKWAY ABOVE BY TENANT
INTERNAL CLADDING BY TENANT
PANORAMIC PASSENGER LIFT AND ESCALATORS BY TENANT
▽ SSL +18.200
FIRST FLOOR
FFL +12.700
SSL +12.600 ▽
ROOF PLAN
DRWG. NO. BNOY MS(27)012
PLAN C – LEVEL +25.500
DRWG. NO. BNOY MS(27)012
PLAN B – LEVEL +22.400
DRWG. NO. BNOY MS(27)011
PLAN A – LEVEL +20.400
DRWG. NO. BNOY MS(27)011

SECTION A–A


SMOKE EXTRACT
PERIMETER GLAZING BEYOND
PROPRIETARY MAINTENENCE WALKWAY ON LIGHTWEIGHT GALVANIZED STEEL STANDING SEAM ROOF BY KAL-ZIP OR OR SIMILAR APPROVED
CURVED PLATED WELDED TRUSS BEAM TO STRUCTURAL ENGINEERS DETAILS
2250
STRUCTURAL & MAINTENENCE ZONE
TEMPORARY AEROFOIL FEATURE (REMOVED IN PHASE 2)
FUTURE CEILING LEVEL
2115
CURTAIN WALL INSTALLER TO ALLOW FOR CLADDING REMOVAL UP TO LEVEL SHOWN IN PHASE TWO TO ALLOW FOR SECOND FLOOR ROOF EXTENSION
4350 VERTICAL SPAN BETWEEN UPSTAND AND RESTRAINT TO CURVED RING BEAM
4350
NATURAL KNOCKED ALUMINIUM COMPOSITE CLADDING PANELS TO BE SCHUCO SYSTEM FWS0 OR SIMILAR APPROVED
800
DOUBLE GLAZED ROOF AT 5° PITCH OVER ESCALATOR WELL
TOP OF TRUSS APPROX +24.600 (TO BE CONFIRMED BY STRUCTURAL ENGINEER)
9M BNOY (27)013
BNOY (27)013 9L
HIGHEST POINT OF PERIMETER GLAZING +26.750
SMOKE EXTRACT FAN
PARAPET LEVEL +25.560
TOP OF RING BEAM APPROX. +25.265
NOTE: STEELWORK IN ABEYANCE
BOTTOM OF RING BEAM APPROX. +23.000
FIRST FLOOR
ROOF PLAN D
DRWG. NO. BNOY MS(27)012
PLAN C – LEVEL +25.500
DRWG. NO. BNOY MS(27)012
PLAN B – LEVEL +22.400
DRWG. NO. BNOY MS(27)011
PLAN A – LEVEL +20.400
DRWG. NO. BNOY MS(27)011

SECTION B–B

DARTFORD BOROUGH COUNCIL
Decision under
TOWN AND COUNTRY
PLANNING ACTS
– 6 MAR 1997
PERMISSION GRANTED

INJURY F

1. TRIPPING, SLIPP
INTO OPENINGS.
2. STRIKING, CRUSH
FRAMES, POWER
LOUVRES, STAFF
3. MISUSE OF POW
4. BURNS FROM H
5. DUST INHALATION
6. MOVING VEHICLE
HOISTS & LIFTS

ACI GENERAL RE
1. PART OF T
No. Description
2 Comments in let
Project
Consultant
Drawing Title
Ma
A
Re
Plan
Drawing No.
BNOY
Scale
1:50
Drawing Part No.
BMS08015
Drawn By
G.P.B.
Reviewed by
M.J.H.
Client